

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Allan T. Hirsh, Jr. and Eleanor
R. Hirsh, his wife

I, or we, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.2C to permit the erection of an office building within a minimum distance of 25' from any other D.R. Zone other than D.R. 16 and not within the same development tract in lieu of the required setback of 75 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Petitioners seek this variance in light of the decision in R. Hugh Andrew, Petitioner (Circuit Court for Baltimore County, Misc. Law No. 5873, Jan. 11, 1980). Compliance with that decision would mean that the subject property would be virtually useless for any construction whatsoever, residential or commercial, insofar as the 75 foot setback requirement would almost halve the useful area of the lot in question. In the instant case the 25 foot setback requested is reasonable in light of the proposed usage and the fact that adequate screening will be provided from the neighboring property. Failure to grant the variance requested will severely diminish the value of Petitioners' property and prevent them from making use of their present special exception.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address 3105 Carterdale Road
Baltimore, Md. 21209
Legal Owner
Address 3105 Carterdale Road
Baltimore, Md. 21209
Protestant's Attorney
Address 10 Light Street, #2100
Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of February, 1978, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

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FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
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R. Hirsh, his wife

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Zoning Commissioner of Baltimore County.

(over)

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Allan T. Hirsh, Jr. and Eleanor
R. Hirsh, his wife

I, or we, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an expansion of Special Exception 68-123-RXA to allow for the construction of a 3-story office building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser
Address 2105 Carterdale Road
Baltimore, Maryland 21209
Legal Owner
Address 2105 Carterdale Road
Baltimore, Maryland 21209
Protestant's Attorney
Address 10 Light Street, Suite 2100
Baltimore, Maryland 21202

ORDERED By the Zoning Commissioner of Baltimore County, this 10th day of December, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of February, 1978, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Allan T. Hirsh, Jr. and Eleanor
R. Hirsh, his wife

I, or we, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.2B (V.B.II) to permit a front yard setback of 25' in lieu of the required 30' and 1B02.2C to permit an office building in a D.R. 16 zone to be located within 25' of adjoining land zoned other than D.R. 16 in lieu of the required 75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Your Petitioners desire to erect a building on their property for office use consisting of a ground level and two upper levels. We have filed with the Zoning Commissioner a Petition for Special Hearing to expand Special Exception 68-123-RXA. Although the proposal has received I.D.C.A. approval, we are advised of the County's plans to widen Naylor's Lane to a width of sixty feet. The requirement of a 30 foot setback would mean that at best the building in question, in its present form, would have to be relocated on the lot and, therefore, could not be constructed. However, by permitting a front yard setback of 25 feet, plans could go forward as they presently exist without imposing an economic and practical hardship on your Petitioners. Such a variance would not adversely affect the health, safety and general welfare of the community. Petitioners seek this Variance in light of the decision in R. Hugh Andrew, Petitioner (Circuit Court for Baltimore County, Misc. Law No. 5873, Jan. 11, 1980). Compliance with that decision would mean that the subject property would be virtually useless for any construction whatsoever, residential or commercial, insofar as the 75 foot setback requirement would almost halve the useful area of the lot in question. In the instant case the 25 foot setback requested is reasonable in light of the proposed usage and the fact that adequate screening will be provided from the neighboring property. Failure to grant the Variance requested will severely diminish the value of Petitioners' property and prevent them from making use of their present Special Exception.

Property is to be posted and advertised as prescribed by Zoning Regulations. (cont.) I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address 2105 Carterdale Road
Baltimore, Maryland 21209
Legal Owner
Address 2105 Carterdale Road
Baltimore, Maryland 21209
Protestant's Attorney
Address Suite 2100 - 10 Light Street
Baltimore, Maryland 21202 (385-2000)

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(over)

requirement would almost halve the useful area of the lot in question. In the instant case the 25 foot setback requested is reasonable in light of the proposed usage and the fact that adequate screening will be provided from the neighboring property. Failure to grant the Variance requested will severely diminish the value of Petitioners' property and prevent them from making use of their present Special Exception.

IDCA APPLICATION FOR
SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Allan T. Hirsh, Jr. & Eleanor R. Hirsh, his wife, owners of the property situated in Baltimore County, the property outline of which is drawn to scale, complete with bearings, distances, and 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL EXCEPTION AND OR SPECIAL PERMIT TO CONSTRUCT A 3-STORY OFFICE BUILDING ON THE CONSTRUCTION OF A 3-STORY OFFICE BUILDING.

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA 708 AC. DEED REF. O.T. G 5161/620
GRADING 80 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE
GROUND FLOOR 62' x 112' AREA 6944

NUMBER OF FLOORS 3 TOTAL HEIGHT 35'

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = .66

BUILDING USE 4644 sq. ft. storage and mech.

GROUND FLOOR 2300 sq. ft. OFFICE FLOORS First level offices

second level offices

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 5 OTHER FLOORS 37 TOTAL 42

PAVING

AREA OF SITE TO BE PAVED TO ACCOMMODATE REQUIRED PARKING SPACES 14,600 sq. ft.

(PAVED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES

WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPLICANT, LESSEE OR CONTRACT PURCHASER

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

ADDRESS

**PETITION FOR VARIANCE
AND SPECIAL HEARING
3rd DISTRICT**

ZONING: Petition for Variance for front yard setback and Special Hearing

LOCATION: Southeast side of Naylor's Lane, 163.6 feet Southeast of Reisterstown Road

DATE & TIME: Tuesday, February 5, 1980 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 25 feet in lieu of the required 30 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an expansion of Special Exception Case No. 68-123-RXA to allow for the construction of a three story office building.

The Zoning Regulations to be excepted as follows:
Section 1802.2B (V.B. II) - front yard setbacks

All that parcel of land in the Third District of Baltimore County Beginning for the same at a point on the southeast side of Naylor's Lane at the distance of 163.6 feet, more or less, southwesterly from the southwest side of Reisterstown Road, and running thence, binding along said southeast side of Naylor's Lane (1) South 58° 46' West 181.64 feet, thence leaving Naylor's Lane and running the following three (3) courses and distances; (2) South 41° 15' East 168.91 feet (3) North 57° 51' 00" East 186.82 feet and (4) North 33° 01' 57" West 166.01 feet to the place of beginning, containing 0.708 acre of land, more or less, Being the property of Allan T. Hirsch, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 5, 1980 at 10:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner,
of Baltimore County
Jan. 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 17, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ of ~~one time~~ ~~successive weeks~~ before the 5th day of February, 1980, the first publication appearing on the 17th day of January 1980.

S. Frank Strickler
THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 17 day of January, 1980.

Filing Fee \$ Received: ☒ Check

☐ Cash

☐ Other

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner *William E. Hammond* Submitted by

Petitioner's Attorney *William E. Hammond* Reviewed by *William E. Hammond*

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

COLUMBIA
Publishing Corp.

The Columbia Flier Building 10750 Little Patuxent Parkway Columbia, Maryland 21044

To Baltimore County
Office of Zoning
Courts Bldg.
Baltco., MD

Date Jan. 17, 1980

Invoice no 00890

Please return copy with your remittance

Phones: Columbia 730-3620, Wash 596-5140, Balt. 995-0250

ISSUE DATES	DESCRIPTION SIZE	DEBIT	CREDIT	BALANCE
1/17/80	Legal Advertising 1 week			
<p>PETITION FOR VARIANCE AND SPECIAL HEARING ZONING: Petition for Variance for front yard setback and Special Hearing LOCATION: Southeast side of Naylor's Lane, 163.6 feet Southeast of Reisterstown Road DATE & TIME: Tuesday, February 5, 1980 at 10:30 A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit a front yard setback of 25 feet in lieu of the required 30 feet and Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an expansion of Special Exception Case No. 68-123-RXA to allow for the construction of a three story office building. The Zoning Regulations to be excepted as follows: Section 1802.2B (V.B. II) - front yard setbacks All that parcel of land in the Third District of Baltimore County Beginning for the same at a point on the southeast side of Naylor's Lane at the distance of 163.6 feet, more or less, southwesterly from the southwest side of Reisterstown Road, and running thence, binding along said southeast side of Naylor's Lane (1) South 58° 46' West 181.64 feet, thence leaving Naylor's Lane and running the following three (3) courses and distances; (2) South 41° 15' East 168.91 feet (3) North 57° 51' 00" East 186.82 feet and (4) North 33° 01' 57" West 166.01 feet to the place of beginning, containing 0.708 acre of land, more or less, Being the property of Allan T. Hirsch, Jr., et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Tuesday, February 5, 1980 at 10:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY Jan 17</p>				
<input type="checkbox"/> ARBUTUS TIMES				
PLEASE PAY THIS AMOUNT				18.02

5% CASH DISCOUNT ON ALL PREPAID DISPLAY ADVERTISING

THANK YOU

DEED MERIDIAN 016 50611220

POMONA
E.H.K. JR. 41/30
D 12 - 2

IRVIN & GOLDBERG / WIFE
G.L.B. 2027 / 116
RESIDENTIAL

ARNOLD KADAROW
E.H.K. 5794-407

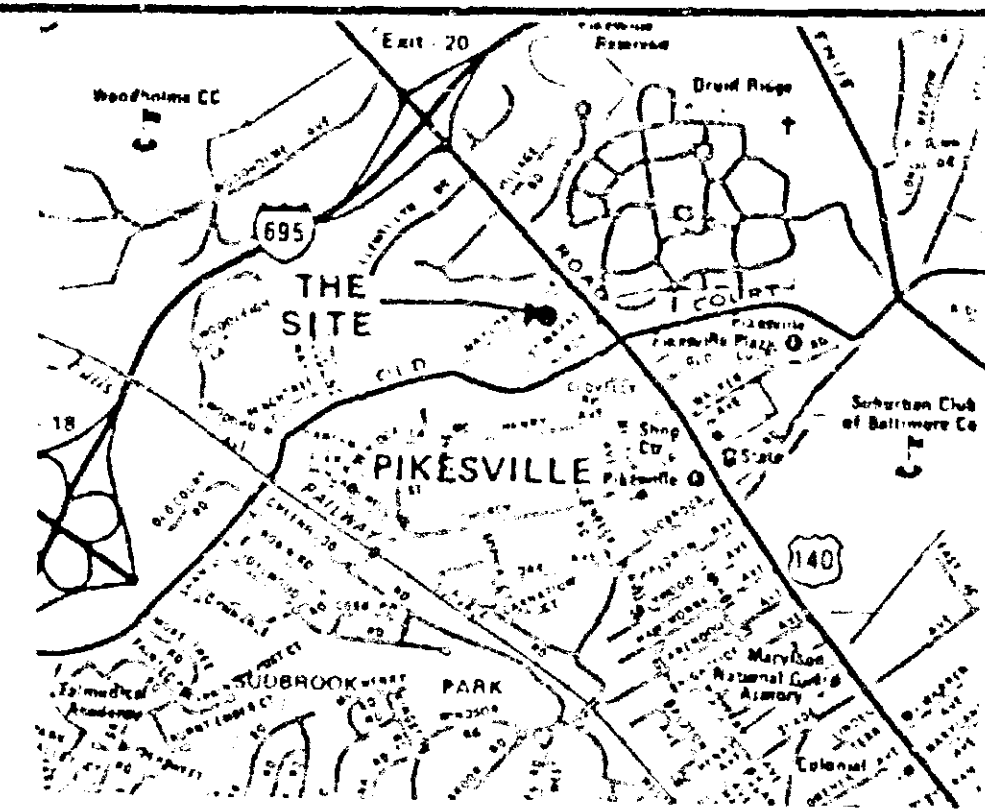
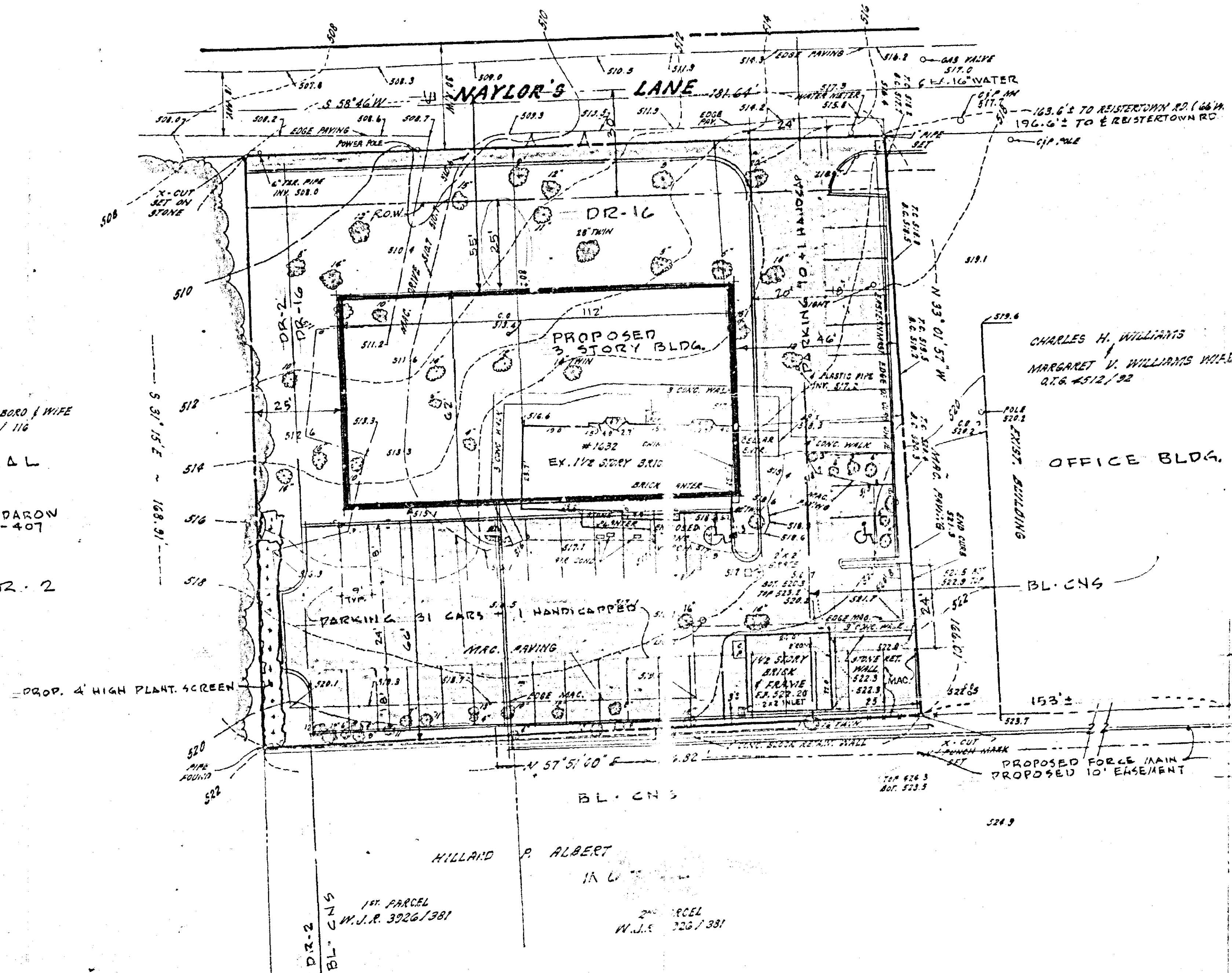
D 12 - 2

PROP. 4' HIGH PLANT SCREEN

BENCH MARK NOTE:

ELEVATIONS AS SHOWN HEREON ARE BASED ON
BALTIMORE COUNTY BENCH MARK N° X-6953 19
ELEVATION 531.656.
DESCRIPTION: STATE DISK 19-112 SET IN TOP
PARAPET WALL E.S. REISTERSTOWN ROAD.

NOTE: SOUNDRY & TOPOGRAPHIC SURVEY
BY EVANS, HAGAN & HOLDBER INC.



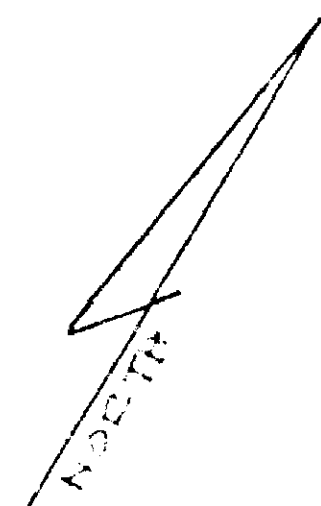
LOCATION MAP

SITE DATA

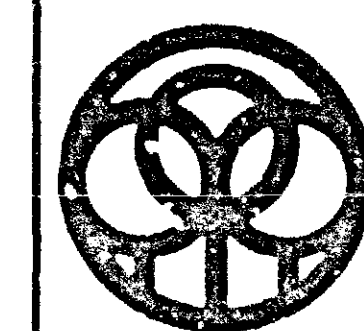
TOTAL SITE AREA .700 AC.

PARKING

BLDG. AREA	PARKING REQ.	PARKING PROVIDED
GROUND FL 4644 SF	0	0
STORAGE 2300	5	5
1ST LEVEL 6944 OFFICE	23	23
2ND LEVEL 6944 OFFICE	23	23
TOTAL 14	42	42



REVISED PLANS
JUN 54
10 73 PM

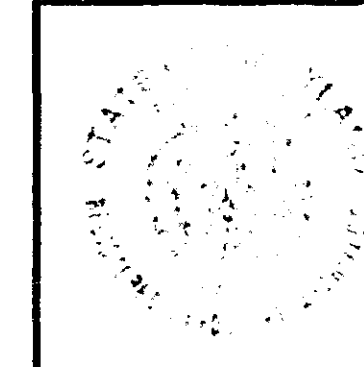


DAFT · McCUNE · WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS

100 EAST JUPITER ROAD
BALTIMORE, MD 21204
TELEPHONE 301-246-2400

ALLAN T. HIRSH, JR & WIFE PROPERTY
3RD. ELECT. DIST. BALT. CO. MD.

PLAT TO ACCOMPANY SPECIAL HEARING
TO AMEND SPECIAL EXCEPTION
FOR OFFICE BUILDING



SCALE:
1" = 20'

JOB ORDER NO.

1927

ISSUE DATE

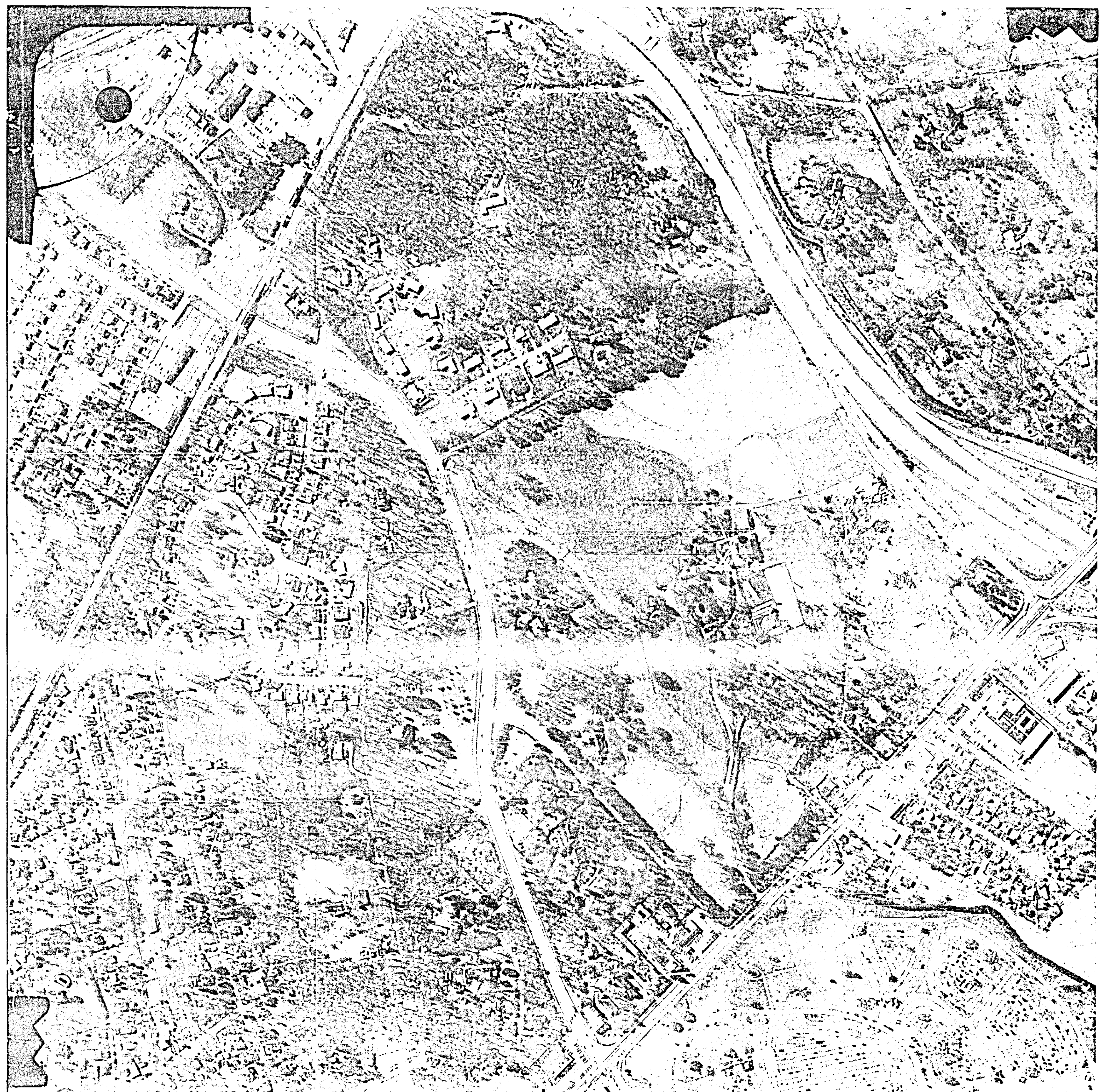
DATE	REVISIONS

PLANHOLE # 9467 - 40

7

ALLAN T. HIRSH JR. & WIFE PROPERTY
3RD ELECTION DISTRICT, BALTIMORE CO., MD.
DAFT-MCCUNE-WALKER, INC.
LANDSCAPE ARCHITECTS & CIVIL ENGINEERS
JOB # 7927

MS 81 - 6
9 - 18 SW

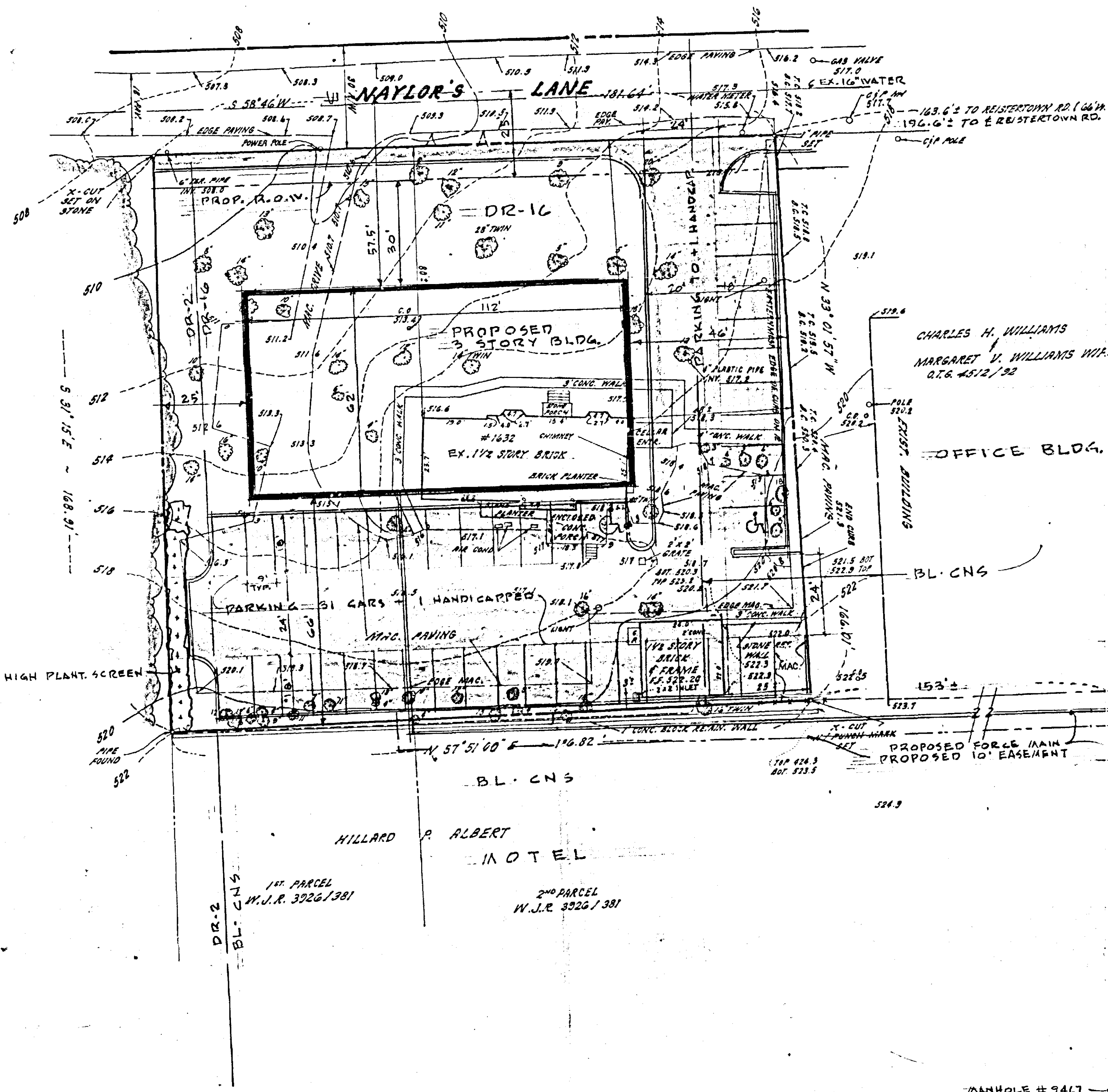


AERIAL

DEED MERIDIAN D.T.G. 5161/160

POMONA
E.H.R. JR. 41/30

D 12 - 2



IRVIN B. GOLDBERG & WIFE
G.L.B. 2927 / 116
RESIDENTIAL

ARNOLD KAJDAROW
E.H.K. 5796-407

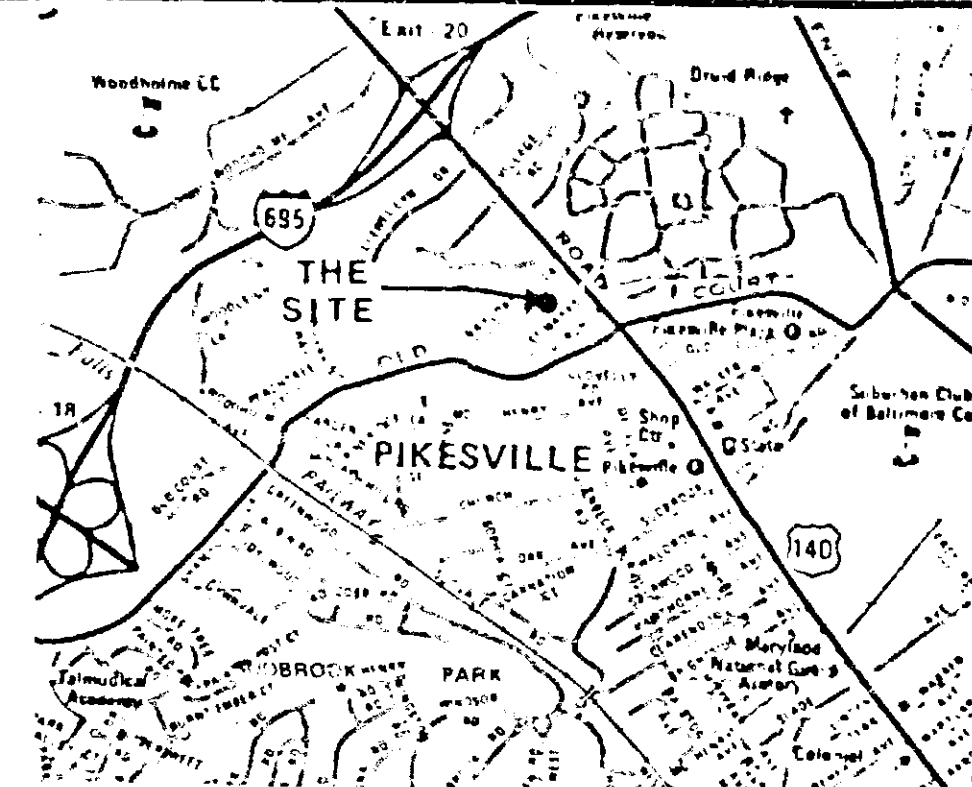
D 12 - 2

PROP. 4' HIGH PLANT SCREEN

BENCH MARK NOTE:

ELEVATIONS AS SHOWN HEREIN ARE BASED ON
BALTIMORE COUNTY BENCH MARK NO. X-6953 "A"
ELEVATION 531.656.
DESCRIPTION: STATE DISK P-112 SET IN TOP
PARAPET WALL E.S. REISTERSTOWN ROAD.

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY
BY EVANS, HAGAN & HOLDBER INC.



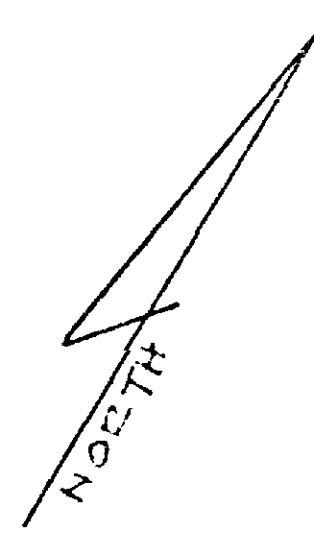
LOCATION MAP

SITE DATA

TOTAL SITE AREA .700 AC.

PARKING

BLDG. AREA	PARKING REQ.	PARKING PROVIDED
GROUND FL 46440'		
STORAGE 2300	0	0
OFFICE 6944	23	23
OFFICE 6144		
OPAKS 6144	14	14
TOTAL	42	42



Red
Plot

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
300 EAST JOPPA ROAD, BALTIMORE, MD 21204
TELEPHONE 301-296-3333
THE MONTGOMERY CENTER SUITE 510
6600 PENTON STREET SILVER SPRING, MD 20910
TELEPHONE 301-585-2000

ALLAN T. HIRSH, JR & WIFE PROPERTY
3RD. BLKCT. DIST. BALT. CO. MD.

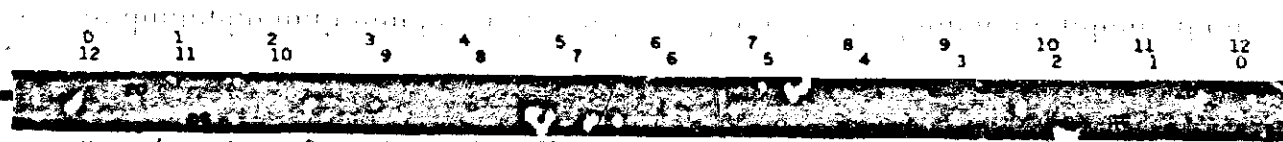
**PLAT TO ACCOMPANY SPECIAL HEARING
TO AMEND SPECIAL EXCEPTION
FOR OFFICE BUILDING**

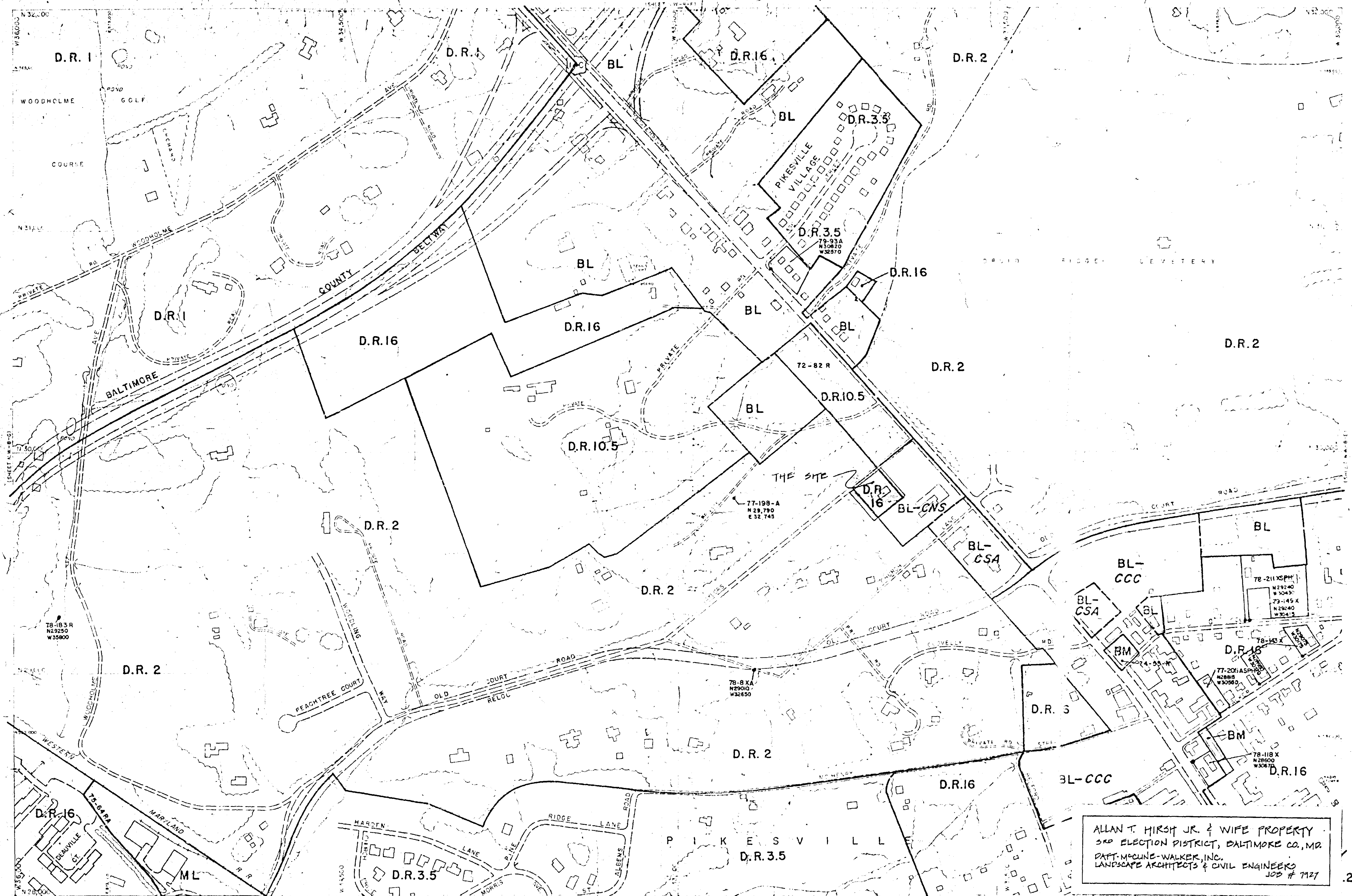
SCALE:
1" = 20'

JOB ORDER NO.
1927

ISSUE DATE

DATE	REVISIONS





P-SE
F-NE

1976 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 7, 1976 & OCT. 8, 1976
BILL NOS. 108 76, 109 76, 110 76, 111 76,
112 76, 113 76, and 114 76

CHARTERED COUNTY COUNCIL

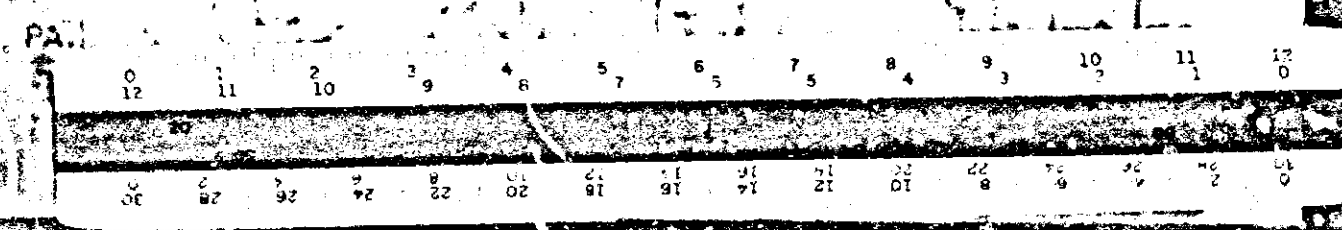
PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS
BY DATE
Map, Inc. 4-11-70
Compiled by Photogrammetric Method
AERO SERVICE CORPORATION PHILADELPHIA, PA.

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
APRIL, 1955

LOCATION
PIKESVILLE
SHEET
N. W.
8-F

ALLAN T. HIRSH JR. & WIFE PROPERTY
3RD ELECTION DISTRICT, BALTIMORE CO., MD.
DAFT-MOONE-WALKER, INC.
LANDSCAPE ARCHITECTS & CIVIL ENGINEERS
JOB # 7127



IT IS ORDERED by the Zoning Commissioner of Baltimore County, that on the _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

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Zoning Commissioner of Baltimore County

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Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19 ___, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
-----day of-----, 19 --, that the herein Petition for the aforementioned Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit


Zoning Commissioner of Baltimore County

Cases continued to allow for this & add. p. was
 P. to comply with Judge's orders dated 8/14/90
 in case #80-125 Andrew (P. Thoe), Adams. parties to
 22 N. H. S. as protestants of new hearing date. to be set
 upon filing of new P. to be.

WJH
 2/5/90 11:50 AM

RE: PETITIONERS FOR VARIANCE AND : BEFORE THE
SPECIAL HEARING
SE/5 of Naylor's Lane, 163.6' SW : ZONING COMMISSIONER
of Reisterstown Road - 3rd Election
District : OF
Allan T. Hirsh, Jr., et ux -
Petitioners : BALTIMORE COUNTY
NO. 80-146-ASPH (Item No. 54)

The Petitioners have withdrawn these Petitions; therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of April, 1980, that said Petitions be and the same are hereby DISMISSED without prejudice.


Zoning Commissioner of
Baltimore County

LAW OFFICES
FISHER & WINNER
10 LIGHT STREET
TWENTY-FIRST FLOOR
BALTIMORE, MARYLAND 21202

AREA CODE 301

April 22, 1980


Mr. William E. Hammond
Zoning Commissioner
Room 106
County Office Building
Towson, Maryland 21204

Re: Allan T. Hirsh, Jr., et ux
1632 Reisterstown Road
Case No. 80-146-ASPH

Dear Mr. Hammond:

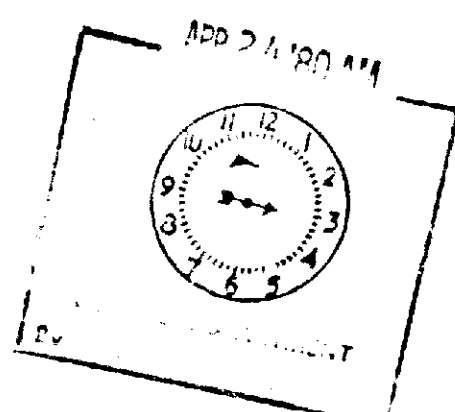
The above reference case which was previously continued by you is being withdrawn. Would you please be kind enough to mark your docket accordingly.

I wish to commend all of the staff in the Zoning Office for their assistance in this matter. I would especially like to praise Mr. Commodari whose professional manner and help was greatly appreciated.

Very truly yours,

 David M. Tralins

 $\mu\text{MT}/\mu\text{g}$

cc Mr. Allan T. Hirsh, Jr



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

David M. Tralins, Esquire
10 Light Street, 21st Floor
Baltimore, Maryland 21201

cc: Daft, McCune, Walker, Inc.
300 East Joppa Road
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 10th day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Allan T. Hirsh, et ux
Petitioner's Attorney Tralins

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 28, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

David M. Tralins, Esquire
10 Light Street, 21st Floor
Baltimore, Maryland 21202

RE: Item No. 54
Petitioner - Allan T. Hirsh, et ux
Special Hearing Petition

Dear Mr. Tralins:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property, located on the south side of Naylor's Lane, approximately 200 feet west of Reisterstown Road in the 3rd Election District, is zoned D.R. 16 and B.L. and is improved with a 1 1/2-story brick office building. This property was the subject of a previous zoning hearing (Case No. 68-123-RXA) in which a Reclassification and Special Exception was granted for the existing use.

Because of your clients' proposal to raze the existing structure and construct a three-story office building, this Special Exception is required. The Variance is required in order to allow the setback of the proposed structure to be located 25 feet from the front property line in lieu of the required 30 feet.

In accordance with our recent conversations concerning the recent Circuit Court Order, which requires that any building constructed in a D.R. 16 Zone be situated at least 75 feet from land zoned other than D.R. 16, it was your decision to proceed with the petition as advertised and scheduled. Prior to this recent Order, it was our position that office buildings in a D.R. 16 Zone were not subject to the 75 foot setback. For this reason, the petition was advertised and scheduled. With the above facts in mind, I suggest that at the time of the scheduled hearing, this matter be fully discussed.

Item No. 54 - Hirsh
Page Two
January 28, 1980

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: Daft, McCune, Walker, Inc.
300 East Joppa Road
Baltimore, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

November 6, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #54 (1979-1980)
Property Owner: Allan T. & Eleanor R. Hirsh
S/ES Naylor's Lane, 163.6' S/W Reisterstown Rd.
Existing Zoning: DR 16, B.L.-C.N.S., DR 2
Proposed Zoning: Special Hearing to amend Case No. 68-123 RXA to allow construction of a 3-story office building (IDCA 79-40 SP)
Acres: 0.708 District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property was the subject of Zoning Item No. 1 (October-April 1967), Case No. 68-123 RXA; and, Project PIP 79-40 SP.

Highways:

Naylor's Lane, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #54 (1979-1980)
Property Owner: Allan T. & Eleanor R. Hirsh
Page 2
November 6, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 16-inch water main in Naylor's Lane. There is a fire hydrant on Naylor's Lane, approximately 750 feet southwesterly from Reisterstown Road.

This property is utilizing a private onsite sewage disposal system.

Public sanitary sewerage can be extended to serve this, and other properties, by construction of the proposed 8-inch gravity sewerage, approximately 900 feet in length, shown on Drawings #C7-0267 and 0268, File 1, per presently inactive Job Order 1-2-310.

It is anticipated that no sanitary sewer connection allocations will be available for projects within the Gwynns Falls drainage basin until the improvements at the Patapsco Waste Water Treatment Plant are completed, which is expected to be in June 1981. However, the sewer connections are considered "constructively available".

The Petitioner proposes to provide private onsite sewage pumping facilities with onsite and offsite private force main service connection to the existing public 8-inch sanitary sewerage in Reisterstown Road at Manhole 9467, shown on Drawings #49-0741 and #50-1337, File 1. Such a service connection, which would require Baltimore County approval, State Highway Administration approval, and offsite private utility rights-of-way, would be the full responsibility of the Petitioner, including the entire cost of construction and future maintenance. This connection would direct sewage to the Baltimore City Western Run and Jones Falls Interceptors, rather than the Gwynns Falls System.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers
W. Munchel
S. Bellestri

P-SE Key Sheet
30 NW 22 Pos. Sheet
NW 8 F Topo
78 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

November 19, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #54, Zoning Advisory Committee Meeting, September 4, 1979, are as follows:

Property Owner: Allan T. and Eleanor R. Hirsh
Location: SE/S Naylor's Lane 163.6' SW Reisterstown Road
Existing Zoning: D.R. 16, B.L.-C.N.S. D.R. 2
Proposed Zoning: Special Hearing to amend Case No. 68-123-RXA to allow construction of a 3-story office building (IDCA 79040-SP)
Acres: 0.708
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be indicated on the site plan.

Very truly yours,

JOHN L. WIMBLEY
Planner - III
Current Planning and Development



baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 26, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 54 - ZAC - Meeting of September 4, 1979
Property Owner: Allan T. & Eleanor R. Hirsh
Location: SE/S Naylor's Lane, 163.6' SW Reisterstown Rd.
Existing Zoning: D.R. 16, B.L.-C.N.S., D.R. 2
Proposed Zoning: Special Hearing to amend Case No. 68-123-RXA to allow construction of a 3-story office building (IDCA 79-40-SP)

Acres: 0.708
District: 3rd

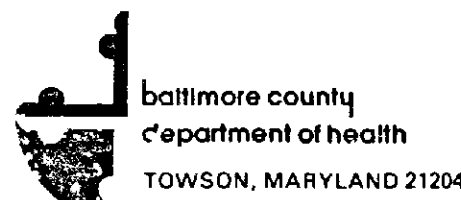
Dear Mr. Hammond:

The proposed office building will generate approximately 190 trips per day.

Very truly yours,

MICHAEL S. FLANIGAN
Engineering Associate II

MSF/mjm



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #54, Zoning Advisory Committee meeting of
September 4, 1979, are as follows:

Property Owner: Allan T. & Eleanor R. Hirsch
Location: SE/S Naylor's La. 163.6' SW Reisterstown Rd.
Existing Zoning: D.R. 16, B.L.-C.N.S., D.R. 2
Proposed Zoning: Special Hearing to amend Case No. 68-123-RXA to
allow construction of a 3-story office building
(IDCA 79-40-SF)
Aores: 0.708
District: 3rd

The property is presently served by metrop litan water and a
private sewage disposal system which appears to be functioning properly.

Prior to approval of a building permit for the proposed office
building, public sewer must be made available. The existing septic system
must also be abandoned and backfilled.

Prior to new installation/s of fuel burning equipment, the owner
should contact the Division of Air Pollution Control, 494-3715, to obtain
requirements for such installation/s before work begins.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JRP/ith

cc: W. L. Phillips



Paul H. Reine
CHIEF

September 11, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Allan T. & Eleanor R. Hirsch

Location: SE/S Naylor's La. 163.6' SW Reisterstown Rd.

Item No. 54 Zoning Agenda: Meeting of 9/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "x" are applicable and required
to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be
located at intervals or 300 feet along an approved road in
accordance with Baltimore County Standards as published by the
Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

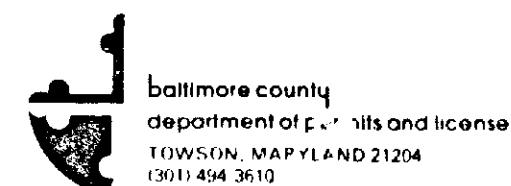
() 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Pro-
tection Association Standard No. 101 "Life Safety Code" 1976 Edition
prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division



JOHN D. SEYFFERT
DIRECTOR

September 14, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #54 Zoning Advisory Committee Meeting, September 4, 1979
are as follows:

Property Owner: Allan T. & Eleanor R. Hirsch
Location: SE/S Naylor's La. 163.6' SW Reisterstown Road
Existing Zoning: D.R. 16, B.L.-C.N.S., D.R. 2
Proposed Zoning: Special Hearing to amend Case No. 68-123-RXA to allow construction
of a 3 story office building - (IDCA 79-40-SF).

Acres: 0.708
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.)
1979 Edition and the 1971 Supplement, State of Maryland Code for the
Handicapped and aged and other applicable codes, under the Handicapped Code an
elevator shall be required.

X 2. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an
application for a building permit.

X F. Three sets of construction drawings with a registered Maryland
Architect or Engineer's original seal will be required to file
an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line.
Contact Building Department if distance is between 3'0" and 6'0"
of property line.

H. Requested setback variance conflicts with the Baltimore County
Building Code. See Section _____.

J. Comment. Please be advised fire separation between Use Group B-1 storage
and Use Group E business is 3 hours and is difficult to achieve with some
materials.

NOTE: These comments reflect only on the information provided by the
drawing submitted to the office of Planning and Zoning and are not
to be construed as the full extent of any permit.

Very truly yours,

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 29, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: September 4, 1979

RE: Item No: 49, 50, 51, 52, 53, 54

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCGOWAN, PRESIDENT
Y. MAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTZARIS

THOMAS M. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

ALVIN LORECK
MRS. WALTER P. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT Y. DUREL, SUPERINTENDENT

PETITION FOR VARIANCE AND SPECIAL HEARING

3rd District

ZONING: Petition for Variance for front yard setback and Special Hearing
LOCATION: Southeast side of Naylor's Lane, 163.6 feet Southwest of Reisterstown Road
DATE & TIME: Tuesday, February 5, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 25 feet
in lieu of the required 30 feet and Special Hearing Under Section
500.7 of the Zoning Regulations of Baltimore County, to determine
whether or not the Zoning Commissioner and/or Deputy Zoning
Commissioner should approve an expansion of Special Exception
Case No. 68-123-RXA to allow for the construction of a three
story office building

The Zoning Regulation to be excepted as follows:

Section 1802.2B (V.B.II) - front yard setbacks

All that parcel of land in the Third District of Baltimore County

Being the property of Allan T. Hirsch, Jr., et ux, as shown on plat plan filed with
the Zoning Department

Hearing Date: Tuesday, February 5, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,
Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

DAFT-McCUNE-WALKER, INC.

530 East Joppa Road
Towson, MD 21204
Telephone: 301-296-3333
Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

0.708 Acre Parcel For Special Hearing To Amend a Special Exception
for Office Building, Third Election District, Baltimore County,
Maryland

Beginning for the same at a point on the southeast side of
Naylor's Lane at the distance of 163.6 feet, more or less,
southwesterly from the southwest side of Reisterstown Road, and
running thence, binding along said southeast side of Naylor's
Lane (1) South 58° 46' West 181.64 feet, thence leaving Naylor's
Lane and running the following three (3) courses and distances;
(2) South 31° 15' East 168.91 feet (3) North 57° 51' 00" East
106.82 feet and (4) North 33° 01' 57" West 166.01 feet to the place
of beginning, containing 0.708 acre of land, more or less.

DAFT-McCUNE-WALKER, INC.

[Signature]
Wilson F. Outen, Reg. L.S. #2493



July 13, 1979
Job No. B-7927

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: _____ Date: January 11, 1980
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petitioner No. 80-146 ASph Item 54

Petition for Variance for front yard setback and Special Hearing
Southeast side of Naylor's Lane, 163.6 feet Southwest of
Reisterstown Road
Petitioner - Allan T. Hirsch, Jr., et ux

Third District

HEARING: Tuesday, February 5, 1980 (10:30AM)

Office use is appropriate here; however, this office fails
to see the hardship or practical difficulty for granting the
requested variance.

[Signature]
John D. Seyffert, Director
Office of Planning and Zoning



November 14, 1979

Mr. William E. Hammond
Zoning Commissioner
Room 106, County Office Building
Towson, Maryland 21204

Re: Allen T. Hirsch
Reisterstown Road and Naylor's Lane

Dear Mr. Hammond:

The Pikesville Community Growth Corporation has reviewed the petition
for a special hearing to construct a 21,000 square foot office building
on Naylor's Lane west of Reisterstown Road.

The Pikesville Revitalization Growth Plan recommends that the Reisterstown
Road frontage in this area continue in commercial use and that the
residential area behind it and to the west remain in low density residential
areas.

The Pikesville Community Growth Corporation is not in favor of this
petition in its present form. While the petitioner states that the
majority of the first floor will be used for storage, we are concerned
that a future user may convert this space to office use. If this occurs,
the parking would be inadequate and would spill over into adjacent
lots or residential streets. We recommend that the petitioner be granted
permission to construct a building of no more than 14,000 square feet
and a minimum of 42 parking spaces. We would also like to see an adequate
landscaping buffer between the parking and the adjacent residential uses.

Sincerely,

[Signature]
Eugene N. Gogel
President

ENG:dne

cc: James G. Hoswell, Community Planning Division, Office of Planning and Zoning
Allen T. Hirsch, Reisterstown Road and Naylor's Lane, Pikesville, Md. 21208

David M. Tralins, Esquire
Suite 2100 - 10 Light Street
Baltimore, Maryland 21202

NOTICE OF HEARING

RE: SE/S of Naylor's Lane, 163.6' SW of Reisterstown Road - Petition for Variance and Special Hearing - Allan T. Hirsh, Jr., et ux
Case No. 80-146-ASPH

TIME: 10:30 A.M.

DATE: Tuesday, February 5, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Mr. Wolman
Development Realty Co.
Suite 200E - 600 Reisterstown Road
Baltimore, Maryland 21208



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

David M. Tralins, Esquire
Suite 2100 - 10 Light Street
Baltimore, Maryland 21202

RE: Petition for Variance and Special
Hearing - SE/S of Naylor's Lane,
163.6' SW of Reisterstown Road
Allan T. Hirsh, Jr., et ux
Case No. 80-146-ASPH

Dear Sir:

This is to advise you that \$53.64 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remit to Sondra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sl

January 18, 1980

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

January 17 1980

THIS IS TO CERTIFY, that the annexed advertisement of
*Petition for Variance and
Special Hearing*

was inserted in the following

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for successive weeks before
the 18 day of January 1980 that is to say,
the same was inserted in the issue of

1/17/80

COLUMBIA PUBLISHING CORP.

By: Lynn Glick

CLAY HENRY
P/S
7-3512
EX-1117
11/17/80

LAW OFFICES
FISHER & WINNER
10 LIGHT STREET
TWENTY-FIRST FLOOR
BALTIMORE, MARYLAND 21202

SA: RUEL F. FISHER, 1886-1971
ALLAN H. FISHER, JR.
CHARLES S. WINNER
DAVID M. TRALINS
H. DEAN BOULAND, JR.

November 15, 1979

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office of Planning
and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
of Mr. and Mrs. Allan T. Hirsh, Jr.,
Filed August 27, 1979

Dear Mr. Hammond:

I appreciate the time you took to speak with
me the other day. The purpose of this letter is to
request that any action that can be taken to promptly
schedule a hearing on the above referenced Petition
would be greatly appreciated.

Mr. Hirsh is most eager to proceed with the
erection of the proposed building on his property in
the spring of 1980. It is his belief that if a hearing
is held as late as the middle of January, 1980, that
plans for the property will be seriously compromised.
If at all possible he requests that the matter be
scheduled for not later than the middle of December, 1979.

Once again, thank you for your kind courtesy
and attention with respect to this request.

Sincerely yours,

David M. Tralins

DMT:lap



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 30, 1980

David M. Tralins, Esquire
10 Light Street, Twenty-first Floor
Baltimore, Maryland 21202

RE: Petitions for Variance and Special
Hearing
SE/S of Naylor's Lane, 163.6' SW
of Reisterstown Road - 3rd Election
District
Allan T. Hirsh, Jr., et ux -
Petitioners
NO. 80-146-ASPH (Item No. 54)

Dear Mr. Tralins:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachment

cc: Nancy Ellen Paige, Esquire
1200 Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202

Mr. Murray L. Wolman
600 Reisterstown Road, Suite 200-E
Baltimore, Maryland 21208

Mr. Gordon E. Sugar
1 Pomona North
Baltimore, Maryland 21208

Mr. & Mrs. Howard Kaidanow
3901 Naylor's Lane
Baltimore, Maryland 21208

Mr. & Mrs. Leonard Marcus
3903 Naylor's Lane
Baltimore, Maryland 21208

Mr. & Mrs. Kaufman Ottenheimer
4005 Old Court Road
Baltimore, Maryland 21208

John W. Hessian, III, Esquire
People's Counsel

3901 Naylor's Lane
Balt. Md. 21208
Feb. 5, 1980

To the Zoning Board
Balt. County

To Whom it May Concern,
We own the property
on Naylor's Lane right next to
the property seeking special
zoning for a 3 story office
building.

We wish to register our
objection and protect this zoning
on the grounds that it will
commercialize our home and
further increase the heavy
traffic on Naylor's Lane.

Sincerely,

Mr. & Mrs. Howard Kaidanow

Mr. Wolman
Development Realty Co.
Suite 200E
600 Reisterstown Rd.
Baltimore, Md. 21208

wants notification of
hearing date

No. 85599

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: JAN 21, 1980 ACCOUNT: 01-662

AMOUNT: \$53.64

PAID TO: David M. Tralins, Esquire
FOR: Advertising and Posting for Case No. 80-146-ASPH

84358724

5364

No. 85568

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: JAN 14, 1980 ACCOUNT: 01-662

AMOUNT: \$25.00

PAID TO: David M. Tralins, Esquire
FOR: Filing Fee for Case No. 80-146-ASPH

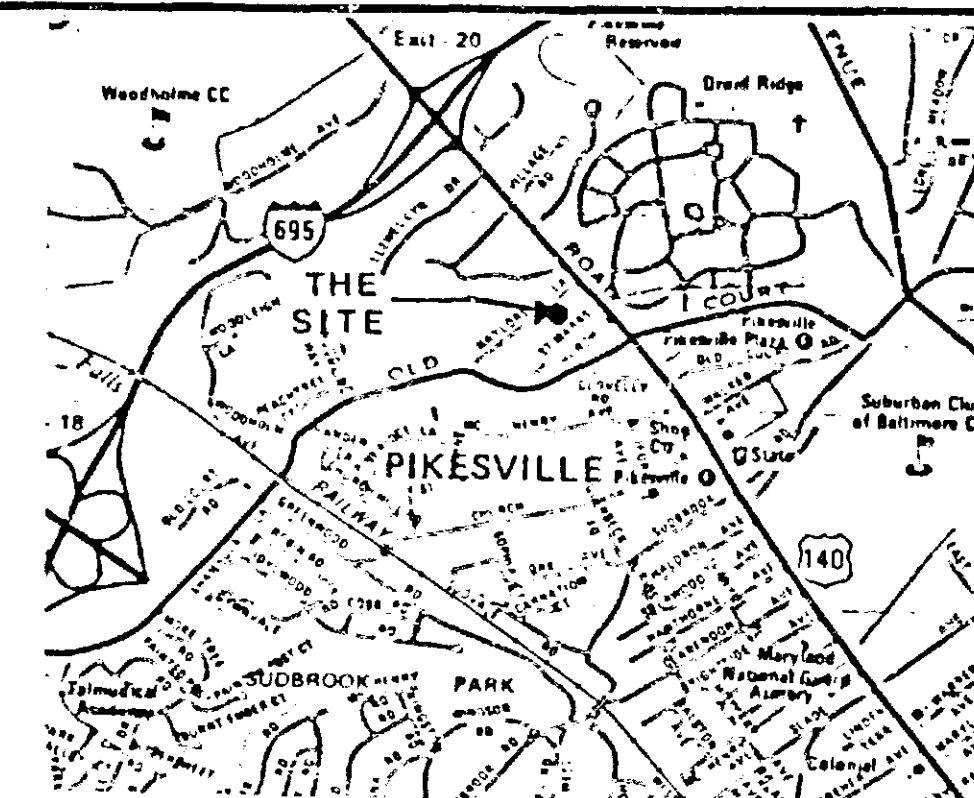
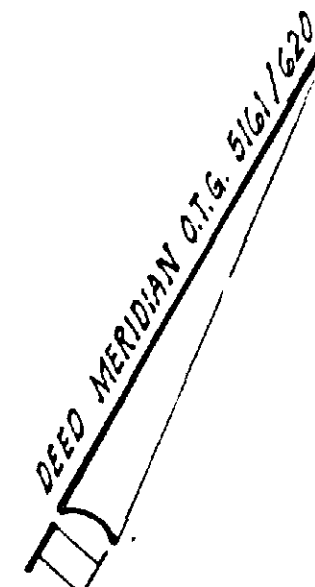
13443877

2500

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: RTZ Revised Plans:
Change in outline or description: Ver
Previous case: 68-123 / 5/4/4 Map #



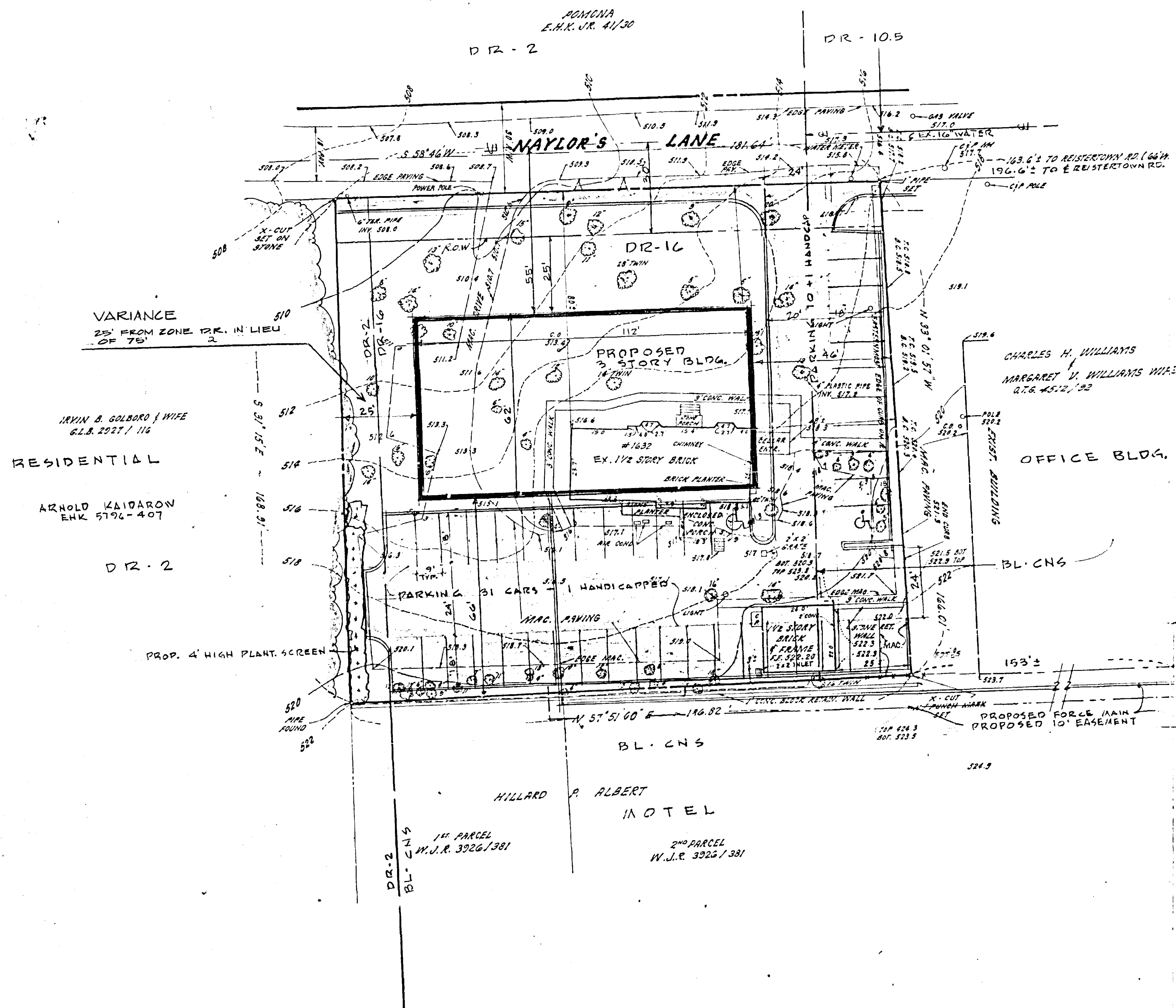
LOCATION MAP

SITE DATA

TOTAL SITE AREA .700 AC.

PARKING

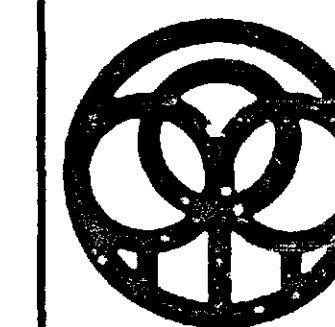
BLDG. AREA	PARKING REQ.	PARKING PROVIDED
GROUND FL 4644 SF	0	0
STORAGE	5	5
OFFICE	23	23
1ST LEVEL OFFICE	23	23
2ND LEVEL OFFICE	14	14
TOTAL	42	42



BENCH MARK NOTE:

ELEVATIONS AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY BENCH MARK NO. X-6953 "A" ELEVATION 531.656. DESCRIPTION: STATE DISK A-112 SET IN TOP PARAPET WALL E.S. REISTERSTOWN ROAD.

NOTE: BOUNDARY & TOPOGRAPHIC SURVEY BY EVANS, HAGAN & HOLDBER INC.

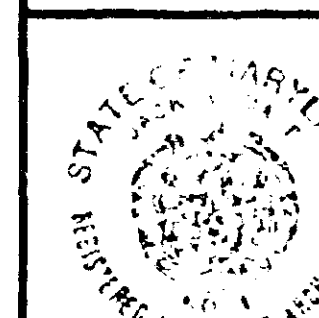


DAFT, McCUNE, WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS

300 EAST JORRA ROAD, BALTIMORE, MD 21201
TELEPHONE: 301-290-3333
THE MONTGOMERY CENTER SUITE 515
800 FENTON STREET, SILVER SPRING, MD 20910
TELEPHONE: 301-585-2300

ALLEN T. BISH, JR. & WIFE PROPERTY
2nd ELEC. DIST. BALTIMORE CO., MD.

PLAT TO ACCOMPANY VARIANCES AND
SPECIAL HEARING TO AMMEND SPECIAL
EXCEPTION FOR OFFICE BUILDING



SCALE:
1" = 20'

JOB ORDER NO.
1927

ISSUE DATE

DATE	REVISIONS

MANHOLE # 9467 - 10